

**To:** Andrea Spencer[andrea.spencer@ci.bremerton.wa.us]  
**Cc:** Paul McConkey[(b) (6)]  
**From:** Penn Plaza Self Storage  
**Sent:** Wed 10/24/2007 4:45:16 PM  
**Subject:** Future business that can be located in Marine Industrial Zoning.

Hi Andrea,

My father, Paul McConkey just got off the phone with you regarding our dilemma here at Penn Plaza. You asked him to email you a little of the details and I know you are very busy so I will try keep it short.

The Distant Past: Our property consists of three parcels. The first – 2.47 acres (near 15<sup>th</sup> street) was a concrete batch plant that started business in 1936 and went out of business in the early 90's. The second - 2.42 acres (the middle parcel) was an industrial park that at one time (I've been told) was home of the largest mechanical contractor west of the Mississippi river. The third - 0.67 acres (the waterfront) was home of a coal gas plant that was disassembled in 1955 when Benzene was found to be carcinogenic, and a fuel oil tank farm run by the large mechanical contractor. My father bought each of these properties prior to disclosure laws enacted in the mid 1980's and had no idea that the waterfront was a coal gas plant or that the properties immediately west and east of his were connected by a pipeline that at one time had a major leak. In 1989 the Washington Dept. of Ecology ranked the waterfront property a "1" (The worst on the scale) on the national hazardous sites list due to the evidence of a coal gas plant (similar to gasworks park in Seattle) previously on the property.

The Recent Past: A few years ago we approached the city about possible redevelopment of all of our property. It's ugly and rundown and we would like to make it into something that everyone can be proud of. The City is just one of the responsible parties for the pollution as it owned the property at one time and actually granted a permit for dumping coal gas sludge on the property. The other potentially responsible parties include; The McConkey's as we are the current landowner, Cascade Natural Gas as they bought the company that ran the gas plant, The Blomberg family who sold it to my father, Atlantic Richfield which ran the tank farm west of the property, Mobil which ran the tank farm east of the property and S.C. Fuels which currently runs the tank farm on Pennsylvania Ave.

Chris Hugo met with the City Council and the Mayor and somehow it was decided that the best idea would be to re-zone the whole area Marine Industrial. According to Mr. Hugo, he was unaware of any other place that had such a zoning code at the time. It was also decided to have the city apply for a grant from the E.P.A. to look into cleaning up the waterfront.

The Present: The E.P.A. has completed a phase I assessment of the waterfront property. The City applied for and was awarded a \$200,000 grant for the phase II assessment. We are in the middle of this Phase II at this time (Phil Williams or Dan Miller at Public works could be contacted for more information). The Department of Ecology has stated that they will match this \$200,000 and will become involved in the cleanup plan as soon as the phase II is completed. We have retained a consultant and interviewed a few environmental attorneys' regarding the future meetings with the other responsible parties.

The Future: Thanks to our Councilwoman we have had a public meeting with our neighbors and they seem very positive about our plans to redevelop the property and the idea of a marine related business park in this location. I have met with the Mayor and his words were, "what can we do to make it work?". Everyone that we have presented our plans for a Marine industrial park to, including the people at E.P.A. and Ecology have said that this is a really great way to turn an ugly eyesore from the past into something that the public can appreciate. We have been up and down the west coast and through Florida researching boat industry/business and we are continuing to educate ourselves about Marine related business.

#### **What are we asking of You?-**

At this time we cannot lure and keep marine related businesses in our location until we have the use of the waterfront.

E.P.A and Ecology feel that a good use for the property will be one that doesn't expose people to the pollutants long term... a boat yard is one such use. The responsible parties will like this future use as it will not require the kind of cleanup standards that residential uses will.

When I spoke with Nicole, she said that if I was unhappy with the current zoning that I should apply for something different. I don't know if we'll ever get the waterfront cleaned up, but I know that if we can get it cleaned up enough for industrial uses, that we can make the marine industrial zoning work.

Until then, we ask you kindly if we can be granted a temporary exemption from marine industrial zoning so that we can continue to exist and pay the mortgage.

Nicole says that we cannot have an industry here that silk-screens shirts. As I understand, they are not going to be selling retail, only large orders that will be shipped.

Thank you for your time. Please call me to discuss any more details or if you have any questions.

Sincerely,

Trip McConkey

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